

**CITY OF EL PASO, TEXAS
REQUEST FOR COUNCIL ACTION (RCA)
COMPETITIVE SEALED PROPOSAL**

DEPARTMENT: SUN METRO
AGENDA DATE: December 16, 2008
CONTACT PERSON/PHONE: Terrence Freiburg, Purchasing Manager, Financial Services (X-4313)
Alan Shubert, Director, Engineering Dept., Phone 541-4423
PROJECT NAME/SOLICITATION NO: 2009-057
DISTRICT(S) AFFECTED: 8

SUBJECT:

Discussion and action on the award of **Proposal No. 2009-057** for **Downtown Transit Terminal** to **Arrow Building Corp.** for a total amount of **\$3,703,000.00**. **Arrow Building Corp.** was selected by the Mass Transit Department Board as the highest ranked proposal and City staff has negotiated a contract that provides the best value to the Mass Transit Department of the City of El Paso. Contract is for a period of **one hundred fifty (150)** consecutive work days.

BACKGROUND / DISCUSSION:

It is requested that the City Manager of the City of El Paso be authorized to sign any contracts or other documents required to effectuate this award.

The project consists of a new Downtown Transit Terminal located at Third Ave. and Santa Fe St. in South-Central El Paso. The new Transit Terminal will take the place of Sun Metro's Central temporary hub at Franklin Street. The facility will include fourteen (14) off-street bus stops and three (3) on street bus stops, parking areas, and landscaping with automated irrigation system. The interior of the terminal will include gallery lobby area, waiting area with automated ticket vending machines, public restrooms, kitchen area for serving, retail space, security office, storage and janitor's closet, data closet and electrical closet.

Sun Metro's new vision is to make transit a more accessible, attractive, and viable travel option and to make El Paso the least car dependent city in the nation thereby leading to economic development and improving the quality of life for our community.

The Competitive Sealed Proposal method and criteria as noted in the bid documents allows for factors other than price be used to select the best value contractor. These factors, in addition to price, include past offeror performance on city projects, contractor building construction experience, the use of local project managers and local subcontractors, and the provision for company employee health insurance.

As a part of this award, upon the review of the City Attorney, the City Engineer may without further authorization from City Council approve contract changes which are necessary for proper execution of the work and carrying out the intent of the design, but which do not increase the scope of the contract as awarded, in an amount not to exceed \$25,000.00 per numbered change order without further authorization by City Council.

This is a lump-sum contract. The Financial Services, Engineering and Sun Metro Departments recommend award to the offeror whose proposal provides the best value to the City.

Bid Tabulation and Competitive Sealed Proposal Evaluation Sheet are included in agenda backup.

PRIOR COUNCIL ACTION:

The Mass Transit Board of the City of El Paso authorized the ranking of Arrow Building Corp. as the highest ranked offeror for the Downtown Transit Terminal Project on December 9, 2008. In addition MTB authorized City staff to enter into negotiations with Arrow Building Corp. in accordance with TX Local Government Code 271.116.

AMOUNT AND SOURCE OF FUNDING:

The Federal Transit Administration grants: TX-90-X280 – TX-90-X650 – TX-90-X691 and 2009 Certificates of Obligation fund this project.

14400200-508027-PCP09MT001-27265

60600011 / 508027 / 11622 / G600359

60600011 / 508027 / 11675 / G600461

60600011 / 508027 / 11680 / G600461


BOARD / COMMISSION ACTION:

N/A

*****REQUIRED AUTHORIZATION*****

LEGAL: (if required) _____ **FINANCE:** (if required) _____

DEPARTMENT HEAD:


(Example: if RCA is initiated by Purchasing, client department should sign also)
Information copy to appropriate Deputy City Manager

APPROVED FOR AGENDA:

CITY MANAGER: _____

DATE: _____

CONSTRUCTION PROJECT FORM
Competitive Sealed Proposal
Lump Sum

DATE: December 10, 2008

PROJECT: Downtown Transit Terminal

SOLICITATION NO: 2009-057

ACCOUNT NO(S): 14400200-508027-PCP09MT001-27265
60600011 / 508027 / 11622 / G600359
60600011 / 508027 / 11675 / G600461
60600011 / 508027 / 11680 / G600461

FUNDING SOURCE: Federal Transit Administration grants: TX-90-X280; TX-90-X650; TX-90-X691
and FY 2009 Certificates of Obligation

DEPARTMENT: Mass Transit / Sun Metro

DISTRICT(S): 8 **LOCATION:** 601 S. Santa Fe

AGENDA DATE: December 10, 2008	Competitive Sealed Proposal
	CONTRACTOR: Arrow Building Corp.
	AMOUNT: \$3,703,000.00

RECOMMENDATION:

Discussion and action on the award of Solicitation No. 2009-057 for the Downtown Transit Terminal Project to Arrow Building Corp. for a total amount of \$3,703,000.00. Arrow Building Corp. was selected by the Mass Transit Department Board as the highest ranked Proposal and City staff has negotiated a contract that provides the best value to the Mass Transit Department of the City of El Paso.

It is requested that the City Manager of the City of El Paso be authorized to sign any contracts or other documents required to effectuate this award.

As a part of this award, upon the review of the City Attorney, the City Engineer and Sun Metro Director may without further authorization from City Council approve contract changes which are necessary for proper execution of the work and carrying out the intent of the design, but which do not increase the scope of the contract as awarded, in an amount not to exceed \$25,000.00 per numbered change order without further authorization by City Council.

This is a lump-sum contract. The Financial Services-Purchasing Division, Engineering and Sun Metro Departments recommend award to the offeror who submitted the highest ranked proposal.

DESCRIPTION OR EXPLANATION:


Base Bid I	\$3,703,000.00
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TOTAL RECOMMENDED AWARD: \$3,703,000.00

TIME FOR COMPLETION: 150 Consecutive work days

LIQUIDATED DAMAGES: \$1,500.00/Consecutive work day

APPROVED:


Terrence Freiburg, Purchasing Manager

City of El Paso

Scope of Work

DOWNTOWN TRANSIT TERMINAL

Proposal No. 2009-057

Project Identification: Project consists of a new Downtown Transit Terminal Located at Third Ave. and the intersection of Santa Fe St. in South-Central El Paso. The new Transit Terminal will take the place of Sun Metro's Central hub currently at San Jacinto Plaza.

1. Project Location: 601 Third Ave. & Santa Fe St., El Paso, Texas, 79901.
2. Owner: City of El Paso, Sun Metro Transit Authority, Two Civic Center Plaza, El Paso, Texas, 79901

The Work consists of miscellaneous improvements to an existing 3.59 acre site located at the intersection of 601 Third Ave. and Santa Fe St. in El Paso's Second Ward. The project consists of constructing and providing but is not limited to the following;

- ◆ Construct a new Transit Terminal Facility approximately 6,000 SF in size. The facility will include Gallery Lobby areas, waiting areas with automated ticket vending machines, public restrooms, kitchen area for serving, retail space, security office, storage and janitor's closet, data closet and electrical closet.
- ◆ The facility will consist of reinforced concrete slab-on-grade, exterior steel stud partitions, steel roof joists and metal deck with built-up roofing system. The roof system will have a minimum of R-19 insulation. The exterior walls will have exterior sheathing, with building wrap and a three (3) coat stucco finish; Insulation in the walls will be R-21 minimum. Interior finishes will consist of gypsum board with paint, cement board with ceramic tile, exposed concrete slab with stained finish. Exposed steel structure with all exposed items painted.
- ◆ All mechanical units will be located on the roof and will be refrigerated air (HVAC).
- ◆ Provide intrusion alarm system within the interior of building. Provide area lighting at parking lots and around structures for the safety of patrons. Provide area security cameras for surveillance of project site; cameras will not be part of the work.
- ◆ Provide fourteen (14) off-street bus stops and three on street bus stops as shown on the construction documents. Provide sufficient lighting and tactile warnings for Patron Safety. Shelter areas shall consist of premanufactured metal shelters with built in place concrete and stucco bases. Power for lighting will be provided to each shelter.

- ◆ Provide parking spaces as required by the City of El Paso Zoning Ordinance. Parking lot consists of asphalt concrete pavement, with concrete car stops and area lights for security. City bus entrances and bus stops will consist of concrete pavement.
- ◆ Provide landscaping and automatic irrigation system as required by the City of El Paso Zoning Ordinance. Landscape areas will be provided with lighting for safety and night décor.
- ◆ The Construction of the site includes earthwork, landscaping, irrigation, site lighting, traffic signals and temporary facilities, etc. Construction of the facility includes concrete, steel joist, cold formed metal studs, steel deck, miscellaneous wood, roofing system, roof accessories, joint sealants. The project also contains steel doors and frames, roll up doors, hardware, glazing, stucco finish, ceramic tile, ceiling acoustical tile, kitchen equipment, flagpoles, fire extinguishers, toilet partitions and bathroom accessories. The electrical section includes special systems and intrusion alarm and the mechanical section includes refrigerated air.

This is a Lump Sum Project.

CITY OF EL PASO BID TABULATION						
BID TITLE: DOWNTOWN TRANSIT TERMINAL				BID NO: 2009-057		
BID DATE: DECEMBER 3, 2008				DEPARTMENT: SUN METRO		
	ARROW BUILDING CORP. EL PASO, TEXAS	BANES GENERAL CONTRACTORS EL PASO, TEXAS	BLAIR - HALL., INC. EL PASO, TEXAS	DANTEX CONSTRUCTION INC. EL PASO, TEXAS	F. T. JAMES CONSTRUCTION, INC. EL PASO, TEXAS	VENEGAS ENGINEERING MANAGEMENT & CONSTRUCTION, L.P. EL PASO, TEXAS
DESCRIPTION	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL
BASE BID	\$3,830,000.00	\$3,589,000.00	\$3,604,000.00	\$3,695,000.00	\$3,987,654.00	\$4,208,000.00
BID BOND SUBMITTED	YES	YES	YES	YES	YES	YES
AMENDMENTS ACKNOWLEDGED	YES	YES	YES	YES	YES	YES

CITY OF EL PASO BID TABULATION						
BID TITLE: DOWNTOWN TRANSIT TERMINAL				BID NO: 2009-057		
BID DATE: DECEMBER 3, 2008				DEPARTMENT: SUN METRO		
	VISTACON, INC. EL PASO, TEXAS					
DESCRIPTION	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL
BASE BID	\$4,120,000.00					
BID BOND SUBMITTED	YES					
AMENDMENTS ACKNOWLEDGED	YES					

APPROVED BY: *mar*

JOHN COOK
MAYOR

JOYCE WILSON
CITY MANAGER



CITY COUNCIL

ANN MORGAN LILLY, DISTRICT 1
SUSANNAH M. BYRD, DISTRICT 2
VACANT, DISTRICT 3
MELINA CASTRO, DISTRICT 4
RACHEL QUINTANA., DISTRICT 5
EDDIE HOLGUIN JR., DISTRICT 6
STEVE ORTEGA, DISTRICT 7
BETO O'ROURKE, DISTRICT 8

ENGINEERING DEPARTMENT
RECOMMENDATION

December 11, 2008

To: Sandra Jimenez, Project Compliance Specialist
From: Johanes S. Makahaube, Engineering Division Manager
CC: Tim Omick, Sun Metro
Subject: Downtown Transit Terminal - Solicitation No. 2009-057

JS 12/11/08

We have reviewed the above subject bid and we recommend that the bid be awarded to Arrow Building Corp as the highest best value offeror (see tabulation below). A total of \$127,000 was deducted from the actual bid proposal and as a result a total negotiated value of \$3,703,000.00 was accepted as the estimated contract award to Arrow Building Corp.

Rank	Contractor Name	Bid Amount	Total Points
1	Arrow Building Corporation	\$3,830,000.00	95.45
2	Dantex Construction Co.	\$3,695,000.00	92.05
3	FT James Construction , Inc.	\$3,987,654.00	90.50
4	Venegas Engineering	\$4,208,000.00	88.25
5	Blair-Hall Co., Inc.	\$3,604,000.00	86.35
6	Vistacon, Inc.	\$4,120,000.00	84.55
7	Banes Construction	\$3,589,000.00	84.00

If you have any questions, please call me at 541-4906

CITY OF EL PASO
COMPETITIVE SEALED PROPOSAL
VALUE ENGINEERED NEGOTIATED CHANGE

DATE: 12/10/2008	VEN CHANGE: 1	
	<input type="checkbox"/> SCOPE CHANGE	<input checked="" type="checkbox"/> CONSTRUCTION CHANGE
PROJECT: Downtown Transit Terminal	PROPOSAL NO. 2009-057	
TO (Contractor): Arrow Building Corp. 6095 Surety Drive El Paso, Tx 79905	DEPT. ID#: 60600011 PROJ/GRANT/USER: G600359/G600461 FUND: 11622/11675/11680 ACCOUNT: 508027	

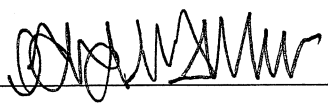
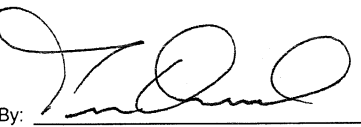

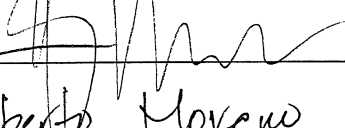
In accordance with TX Local Govt. Code Sec. 271.116.(f)
 You are directed to make the following modifications to the Proposal:

- | | |
|---|---------------|
| 1. Revise bus shelters. | |
| a. Use natural rock in lieu of cmu/cultured stone bases. | (\$14,000.00) |
| b. Use shop fabricates structures in lieu of Icon Structures | (\$67,000.00) |
| 2. Use integrally colored concrete in lieu of stained concrete slab | (\$12,000.00) |
| 3. Abandon in lieu of removal existing sewer line P1.0 #4 | (\$4,000.00) |
| 4. Delete pavement markings at Santa Fe & 4th street | (\$6,000.00) |
| 5. Credit savings on recent price reduction of concrete redi-mix. | (\$24,000.00) |

Value Engineered Negotiated Change: \$ (127,000.00)

Original Proposal Amount	\$ 3,830,000.00
Sum will be decreased by this Value Engineered Negotiated Change	\$ (127,000.00)
New Contract Sum, including this Value Engineered Negotiated Change	\$ 3,703,000.00
Total Net Value of Value Engineered Negotiated Change	\$ (127,000.00)

Contract Time will **change** to 150 working days.

CONTRACTOR	COEP USER DEPARTMENT	CITY OF EL PASO
<p>Arrow Building Corp.</p> <p>By: </p> <p><u>DAVID MCGLOTHLIN</u></p> <p>Type or Print Name</p> <p><u>12.10.08</u></p> <p>Date</p>	<p>Sun Metro/Mass Transit</p> <p>By: </p> <p>Type or Print Name</p> <p><u>TIM OMICK</u></p> <p>Date</p> <p><u>12/10/08</u></p>	<p>CITY COUNCIL ACTION REQUIRED:</p> <p style="text-align: center;">[] No [X] Yes</p> <p style="text-align: center;">_____ Date Approved</p> <p>By: </p> <p><u>R. Alan Shubert</u></p> <p>City Engineer</p> <p><u>12/10/08</u></p> <p>Date</p>
<p>ARCHITECT / ENGINEER</p> <p>MCJ Consulting Engineers Roberto Moreno, P.E.</p> <p>By: </p> <p><u>Roberto Moreno</u></p> <p>Type or Print Name</p> <p><u>12-10-08</u></p> <p>Date</p>		

**COMPETITIVE SEALED PROPOSAL
OFFEROR CERTIFICATION**

DOWNTOWN TRANSIT TERMINAL, Proposal No. 2009-057

The evaluation of offers for this Proposal has been completed.

The Offeror, **Arrow Building Corp.**, has received the
(Contractor's Name)

highest score, **95.45**, and is, therefore, certified as offering the City of El Paso the Best Value for this project.

The amount of the award will be **\$3,703,000.00**.

This amount includes the following proposal components and alternates with their corresponding amounts:

PROPOSAL COMPONENT	\$ AMOUNT
BASE BID	\$3,703,000.00

I, **GILBERT GUERRERO**, of **ENGINEERING**, concur with this Certification
(Print Name) (Department or Firm)

on this the **10** day of **December** 200**8**. **Gilbert Guerrero**
(Signature)

I, **R. ALAN SHUBERT**, of **ENGINEERING**, concur with this Certification
(Print Name) (Department or Firm)

on this the **10** day of **DECEMBER** 200**8**. **R. Alan Shubert**
(Signature)

I, **TIM OMICK**, of **SUN METRO**, concur with this Certification
(Print Name) (Department or Firm)

on this the **10** day of **December** 200**8**. **Tim Omick**
(Signature)

I, **Roberto Moreno**, of **Moreno Cardenas Inc.**, concur with this Certification
(Print Name) (Department or Firm)

on this the **10** day of **December** 200**8**. **Roberto Moreno**
(Signature)

I, **MELCHOR HERRERA**, of **ECM INTERNATIONAL**, concur with this Certification
(Print Name) (Department or Firm)

on this the **10** day of **DECEMBER** 200**8**. **Melchor Herrera**
(Signature)

I, _____, of _____, concur with this Certification
(Print Name) (Department or Firm)

on this the _____ day of _____ 200_____. _____
(Signature)